

DRAFT  
**Zoning Commission**  
**August 11, 2021 – Meeting Minutes**

---

**Commissioners Present:**

Will Northern, Chair, District 1  
Wanda Conlin, Vice-Chair, District 8  
Willie Rankin Jr., District 2  
Beth Welch, District 3  
Jesse Gober, District 4  
Rafael McDonnell, District 5  
Sandra Runnels, District 6  
John Aughinbaugh, District 7  
Kimberly Miller, District 9

**Commissioners Absent:**

None

**Staff Members Present:**

Stephen Murray, Planning Manager  
Sevanne Steiner, Planning Manager  
Monica Lafitte, Senior Planner  
Brett Mangum, Senior Planner  
Beth Knight, Senior Planner  
Sarah Bergman, Planner  
Sandra Barraza, Planning Assistant  
Andre Duncan, Planning Assistant  
Melinda Ramos, Sr. Assistant City Attorney Chf  
Rich McCracken, Sr. Assistant City Attorney  
Armond Bryant, Senior Planner  
Mirian Spencer, Senior Projects Control Specialist  
Justin Newhart, Senior Planner

**I. PUBLIC HEARING** – 1:00 P.M.

Mr. Murray explained the procedure to be followed for the Zoning Commission meeting.

**A. CALL TO ORDER**

With a quorum of the Zoning Commission members present, Chair Northern called the regular session of the Fort Worth Zoning Commission to order at 1:00 p.m. on Wednesday, August 11, 2021.

**B. CONSIDERATION OF MINUTES OF THE ZONING COMMISSION REGULAR MEETING OF JULY 14, 2021.**

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that the minutes of the Zoning Commission meeting of July 14, 2021 be approved. Motion passed 9-0.

Video on individual cases can be viewed at the following website.

[http://fortworthgov.granicus.com/ViewPublisher.php?view\\_id=2](http://fortworthgov.granicus.com/ViewPublisher.php?view_id=2)

**C. CONTINUED CASES**

**1. ZC-21-070**

**CD 8**

- |                     |                                                                                                                                                                    |
|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. Site Location:   | 2624 East Berry Street                                                                                                                                             |
| b. Acreage:         | 1.32                                                                                                                                                               |
| c. Applicant/Agent: | Matkin Hoover Engineering                                                                                                                                          |
| d. Request:         | To: Add Conditional Use Permit (CUP) to allow an automatic carwash facility in PD 720 Planned Development for "E" Neighborhood Commercial uses, site plan included |

Jonathan McNamara appeared before the Commission in support of ZC-21-070.

The following people spoke in support of this request: Isaac Suarez, Stratton Poland, Sheelah Taylor

The following correspondence was submitted in opposition of this request: The New Mitchell Boulevard Association, Southeast Fort Worth, Inc., and United Communities Association of South Fort Worth

Motion: Commissioner Conlin made a motion, seconded by Commissioner Aughinbaugh, that ZC-21-070 be **Approved**. Motion passed 9-0.

## 2. ZC-21-078

CD 3

- a. Site Location: 5632 & 5636 Como Drive
- b. Acreage: 0.26
- c. Applicant/Agent: WJH Investment Companies/Travis Pierce
- d. Request: From: "E" Neighborhood Commercial  
To: "A-5" One-Family

Travis Pierce appeared before the Commission for ZC-21-078 and requested to withdraw this case.

The following correspondence was submitted in opposition of this request: Lake Como Neighborhood Advisory Council.

Motion: Commissioner Welch made a motion, seconded by Commissioner McDonnell, that ZC-21-078 be **Denied**. Motion passed 9-0.

## 3. ZC-21-087

CD 2

- a. Site Location: 6000 block Old Decatur Road
- b. Acreage: 27.5
- c. Applicant/Agent: MCP/18,LLC/Justin S. Light, Pope, Hardwicke, Christie, Schell, Kelly & Taplett, LLP
- d. Request: From: "J" Medium Industrial  
To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily with development standards for yard setbacks, fencing, open space, building orientation, and a waiver to the MFD submittal; site plan included

Justin Light appeared before the Commission in support of ZC-21-087.

The following people spoke in opposition to this request: Alex Arnold, Kathy Hamilton, David Mendes

The following correspondence was submitted in opposition of this request: 4 letters

Motion: Commissioner Rankin made a motion, seconded by Commissioner Aughinbaugh, that ZC-21-087 be **Approved as Amended** based on the new site plan presented by the applicant during the public hearing. Motion passed 9-0.

## 4. ZC-21-089

CD 9

- a. Site Location: 505 W. Biddison Street & 3500 S. Jennings Avenue
- b. Acreage: 11.39
- c. Applicant/Agent: XTO Energy
- d. Request: From: "I" Light Industrial  
To: "D" High Density

The applicant for this request submitted a written request for a 30-day continuance.

The following correspondence was submitted regarding this request: Hemphill Corridor Task Force supporting 30-day continuance.

The following correspondence was submitted in opposition of this request: Trailwood Estates HOA

Motion: Commissioner Miller made a motion, seconded by Commissioner Runnels, that ZC-21-089 be **Continued** for 30 days. Motion passed 9-0.

**5. ZC-21-095**

**CD 7**

- a. Site Location: 7045 Boat Club Road
- b. Acreage: 1.55
- c. Applicant/Agent: Double B Land LP
- d. Request: To: Add Conditional Use Permit for Car Wash in "E" Neighborhood Commercial, site plan included

Derek Evans appeared before the Commission in support of ZC-21-095.

The following people spoke in opposition to this request: Patrick Jacobs

The following correspondence was submitted in support of this request: Lake Country Property Owners Association, 2 letters

The following correspondence was submitted in opposition of this request: Northwest Fort Worth Neighborhood Alliance

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-21-095 be **Approved**. Motion passed 9-0.

**D. NEW CASES**

**6. ZC-21-083**

**CD 7**

- a. Site Location: 6300 Shady Oaks Manor Dr
- b. Acreage: 6.37
- c. Applicant/Agent: James Schrader
- d. Request: From: "G" Intensive Commercial and "PD 780" Planned Development for all uses in "F" General Commercial plus hotel  
To: PD/G Planned Development for all uses in "G" General Commercial and mini-warehouses, site plan included

Travis Clegg appeared before the Commission in support of ZC-21-083.

The following correspondence was submitted in support of this request: 1 letter from NASJRB staff expressing no objection to this project.

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner McDonnell, that ZC-21-083 be **Approved**. Motion passed 9-0.

**7. ZC-21-091**

**CD 9**

- a. Site Location: 3100 & 3104 College Avenue
- b. Acreage: 0.38
- c. Applicant/Agent: Ryan Hamrick
- d. Request: From: "A-5" One-Family  
To: "E" Neighborhood Commercial

No speakers appeared before the Commission in support of ZC-21-091.

The following people spoke in opposition to this request: Paul Millender

The following correspondence was submitted in opposition of this request: South Hemphill Heights NA, petition with 13 signatures, 1 letter

Motion: Commissioner Miller made a motion, seconded by Commissioner Runnels, that ZC-21-091 be **Continued** 30 days. Motion passed 9-0.

**8. ZC-21-093**

**CD 7**

- a. Site Location: 12700 Timberland Boulevard
- b. Acreage: 1.50
- c. Applicant/Agent: Timberland Boulevard Development Partners
- d. Request: To: Add Conditional Use Permit for Car Wash in "E" Neighborhood Commercial, site plan included

John Cornelsen appeared before the Commission in support of ZC-21-093 and requested a 30-day continuance.

The following people spoke in opposition to this request: Clifford Sheldon

The following correspondence was submitted in opposition of this request: 12 letters, McPherson Ranch HOA, petition with 20 signatures

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-21-093 be **Continued for 30 days**. Motion passed 9-0.

**9. SP-21-017**

**CD 6**

- a. Site Location: 9200 - 9300 blocks of Brewer Boulevard
- a. Acreage: 15.15
- b. Applicant/Agent: Legacy CTW, LP
- c. Request: To: Add Site Plan for multifamily uses for PD 1298 for "CR" Low Density Multifamily uses

***This case was withdrawn. No public hearing was held.***

**10. ZC-21-134**

**CD 7**

- a. Site Location: 500 - 800 blocks Blue Mound Road West
- b. Acreage: 372.40
- c. Applicant/Agent: La Prelle Trust
- d. Request: From: "AG" Agricultural  
To: "PD" Planned Development for "AG" Agricultural, "A-7.5" One-Family, "A-5" One-Family and "E" Neighborhood Commercial uses with increased lot coverage and development standards

Bruce French appeared before the Commission in support of ZC-21-134.

The following correspondence was submitted in opposition of this request: 1 letter

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Miller, that ZC-21-134 be **Approved as Amended** to exclude golf course, park or playground (public or private), bed & breakfast inn, short term home rental, and taxidermist shop as allowed uses in the "E" Neighborhood Commercial area on Tracts A & B. Motion passed 9-0.

**11. ZC-21-101**

**CD 8**

- a. Site Location: 2350 E. Berry Street
- b. Acreage: 17.22
- c. Applicant/Agent: YMCA of Metropolitan Fort Worth
- d. Request: From: "R1" Zero Lot Line/Cluster; "CF" Community Facilities  
To: "C" Medium Density Multifamily

Justin Light appeared before the Commission in support of ZC-21-101.

The following people spoke in support of this request: Avis Chaisson, Stacy Marshall, Todd Baker

The following correspondence was submitted in support of this request: Southeast Fort Worth Inc., United Communities Association of South Fort Worth

The following correspondence was submitted in opposition of this request: The New Mitchell Boulevard Association

Motion: Commissioner Conlin made a motion, seconded by Commissioner Aughinbaugh, that ZC-21-101 be **Approved**. Motion passed 9-0.

## 12. ZC-21-103

CD 7

- a. Site Location: 1800 block Harriet Creek
- b. Acreage: 3.12
- c. Applicant/Agent: M&H Food Mart
- d. Request: To: Add Conditional Use Permit for semi-truck parking in "E" Neighborhood Commercial, site plan included

Michael Thomas appeared before the Commission in support of ZC-21-103 and requested a 30-day continuance for this request.

The following people spoke in opposition to this request: Michelle Smith, Julie Williams

The following correspondence was submitted in opposition of this request: 233 letters, petition with 882 signatures

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Runnels, that ZC-21-103 be **Denied without prejudice**. Motion passed 9-0.

## 13. ZC-21-105

CD 8

- a. Site Location: 1513 Belzise Terrace
- b. Acreage: 0.13
- c. Applicant/Agent: Marathon Holdings LLC
- d. Request: From: "A-5" One-Family  
To: "B" Two-Family

No speakers appeared before the Commission regarding ZC-21-105.

The following correspondence was submitted in opposition to this request: United Communities Association of South Fort Worth, 3 letters

Motion: Commissioner Conlin made a motion, seconded by Commissioner Runnels, that ZC-21-105 be **Denied with prejudice**. Motion passed 9-0.

## 14. ZC-21-107

CD 7

- a. Site Location: 12985 NW Highway 287
- b. Acreage: 171.55
- c. Applicant/Agent: Triple W Properties LTD
- d. Request: From: "AG" Agricultural  
To: "A-5" One-Family

Ryan Hill appeared before the Commission in support of ZC-21-107.

The following people spoke in support of this request: Steve Jordan

The following people spoke in opposition to this request: Billy Pope, Barbara Smith, Daniel Fortenberry, Paul Riese

The following correspondence was submitted in opposition of this request: 6 letters

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Conlin, that ZC-21-107 be **Approved**. Motion passed 9-0.

#### 15. ZC-21-108

CD 5

- a. Site Location: 4420 - 4440 (evens) Wilbarger Street
- b. Acreage: 2.78
- c. Applicant/Agent: Rosco Dixon
- d. Request: From: "A-5" One-Family  
To: "B" Two-Family

Cynthia Oliver Dixon appeared before the Commission in support of ZC-21-108.

The following people spoke in support of this request: Rosco Dixon

The following correspondence was submitted in support of this request: 1 letter

The following correspondence was submitted in opposition of this request: 2 letters

Motion: Commissioner McDonnell made a motion, seconded by Commissioner Conlin, that ZC-21-108 be Denied without prejudice. Motion failed 2-7, with Commissioners Northern, Rankin, Welch, Gober, Runnels, Aughinbaugh, and Miller voting in opposition.

Motion: Commissioner Miller made a motion, seconded by Commissioner Rankin, that ZC-21-108 be **Approved**. Motion passed 9-0.

#### 16. ZC-21-109

CD 8

- a. Site Location: 7850 Anglin Drive
- b. Acreage: 18.45
- c. Applicant/Agent: Oncor Electric Delivery Company LLC
- d. Request: From: "AG" Agricultural  
To: "K" Heavy Industrial

Travis Yanker appeared before the Commission in support of ZC-21-109 and requested a 60-day continuance.

Motion: Commissioner Conlin made a motion, seconded by Commissioner Runnels, that ZC-21-109 be **Continued for 60 days**. Motion passed 8-0, with Commissioner Miller abstaining from voting due to a conflict of interest.

#### 17. ZC-21-111

CD 8

- a. Site Location: 1400 & 1410 E. Berry Street
- b. Acreage: 3.99
- c. Applicant/Agent: N&A Properties
- d. Request: From: "MU-1" Mixed Use  
To: "E" Neighborhood Commercial

Tony Drake appeared before the Commission in support of ZC-21-111 and requested a 60-day continuance of this request.

The following correspondence was submitted in opposition of this request: Belmont/Ash Crescent NA, Southeast Fort Worth Inc, United Communities Association of South Fort Worth

The following correspondence was submitted regarding this request: New Mitchell Boulevard NA supporting 30-day continuance

Motion: Commissioner Conlin made a motion, seconded by Commissioner Aughinbaugh, that ZC-21-111 be **Continued for 60 days**. Motion passed 9-0.

*Chairperson Northern called the meeting into a five-minute recess at 3:33 pm. Chairperson Northern called the meeting back to order at 3:39pm.*

## 18. ZC-21-112

CD 2

- a. Site Location: 6036 Old Denton Road
- b. Acreage: 3.52
- c. Applicant/Agent: Charco Properties LP
- d. Request: To: Add warehouse uses to PD 1109 Planned Development for all uses in "G" Intensive Commercial/I-35 Overlay plus mini warehouse, excluding tattoo parlors, massage parlors and pawn shops; site plan included

Tariq Mahadin appeared before the Commission in support of ZC-21-112.

The following people spoke in support of this request: Taylor Hutchinson

Motion: Commissioner Rankin made a motion, seconded by Commissioner Gober, that ZC-21-112 be **Approved**. Motion passed 8-0.

## 19. ZC-21-113

CD 3

- a. Site Location: 10999 Old Weatherford Road
- b. Acreage: 86.00
- c. Applicant/Agent: MCD Partners
- d. Request: From: "C" Medium Density, "E" Neighborhood Commercial, "G" Intensive Commercial  
To: "A-5" One-Family, "R2" Townhouse/Cluster

Ryan Hill appeared before the Commission in support of ZC-21-113.

The following people spoke in support of this request: Josh Dyer

Motion: Commissioner Welch made a motion, seconded by Commissioner Aughinbaugh, that ZC-21-113 be **Approved**. Motion passed 9-0.

## 20. ZC-21-116

CD 6

- a. Site Location: 12400 - 12700 blocks Ware Ranch Trail.
- b. Acreage: 16.27
- c. Applicant/Agent: 1187 Holdings LLC, Northstar Farms Inc.
- d. Request: From: "J" Medium Industrial / Spinks Airport Overlay  
To: "PD/C" Planned Development for all uses in "C" Medium Density Residential with development standards for reduction of open space requirements to 30%, building orientation and screening between

building and the ROW / Spinks Airport Overlay, site plan included

Reece Bierhalter appeared before the Commission in support of ZC-21-116.

The following people spoke in support of this request: Eric Overton, Colton Wright

Motion: Commissioner Runnels made a motion, seconded by Commissioner Aughinbaugh, that ZC-21-116 be **Denied with prejudice**. Motion passed 9-0.

## 21. ZC-21-117

CD 9

- a. Site Location: 1501 North Park Drive
- b. Acreage: 2.37
- c. Applicant/Agent: 1501 LLC
- d. Request: From: "PI-N-2" Panther Island N-2, "J" Medium Industrial/"PIP 11" Panther Island Peripheral Zone 11  
To: "J" Medium Industrial/ "PIP 11" Panther Island Peripheral Zone 11

Brent Lovelady appeared before the Commission in support of ZC-21-117.

Motion: Commissioner Miller made a motion, seconded by Commissioner Aughinbaugh, that ZC-21-117 be **Approved**. Motion passed 9-0.

## 22. ZC-21-120

CD 3

- a. Site Location: 1304 Alameda Street & 9500 Old Weatherford Road
- b. Acreage: 39.81
- c. Applicant/Agent: 820/30 Interchange, LTD & Robert Briggs
- d. Request: From: "F" General Commercial  
To: "A-5" One-Family

Ryan Hill appeared before the Commission in support of ZC-21-120.

Motion: Commissioner Welch made a motion, seconded by Commissioner Runnels, that ZC-21-120 be **Approved**. Motion passed 9-0.

## 23. ZC-21-121

CD 6

- a. Site Location: 5600 Altamesa Boulevard
- b. Acreage: 2.24
- c. Applicant/Agent: Garland All Storage Associates
- d. Request: To: Add Conditional Use Permit for shooting range and gun sales to "F" General Commercial, site plan included.

Warren Hilla appeared before the Commission in support of ZC-21-121.

The following people spoke in support of this request: Kevin Allee

The following people spoke in opposition to this request: Josh Eadie

The following correspondence was submitted in support of this request: 4 letters

Motion: Commissioner Runnels made a motion, seconded by Commissioner Conlin, that ZC-21-121 be **Approved**. Motion passed 9-0.



**24. ZC-21-122**

**CD 7**

- a. Site Location: 3101 NW Centre Drive
- b. Acreage: 31.56
- c. Applicant/Agent: Texas Health Resources
- d. Request: To: Add Conditional Use Permit for warehouses/NASJRB Overlay to "G" Intensive Commercial/NASJRB Overlay, site plan included

David Martin appeared before the Commission in support of ZC-21-122.

The following people spoke in support of this request: Cody Brewer

The following correspondence was submitted in support of this request: 1 letter, no objection from NASJRB staff

The following correspondence was submitted neither in support or opposition of this request: East Lake Fort Worth NA

Motion: Commissioner Aughinbaugh made a motion, seconded by Commissioner Runnels, that ZC-21-122 be **Approved**. Motion passed 8-0.

**25. SP-21-020**

**CD 3**

- a. Site Location: 8337 West Freeway
- b. Acreage: 1.37
- c. Applicant/Agent: Denish Patel
- d. Request: To: Amend Site Plan to add hotel use to "PD 163" Planned Development/General Commercial Restricted

No speakers appeared before the Commission in support of SP-21-020.

The following correspondence was submitted regarding this request: No objection from NASJRB staff as long as sound attenuation measures are incorporated.

Motion: Commissioner Rankin made a motion, seconded by Commissioner Aughinbaugh, that SP-21-020 be **Denied**. Motion passed 8-0.

**26. ZC-21-126**

**CD 8**

- a. Site Location: 1915 & 1917 Tierney Road
- b. Acreage: 0.67
- c. Applicant/Agent: Melinda Wahl-Reitman
- d. Request: To: Add "HC" Historic and Cultural Overlay to 1915 & 1917 Tierney Road

Justin Newhart appeared before the Commission in support of ZC-21-126.

The following correspondence was submitted in support of this request: Central Meadowbrook NA

The following correspondence was submitted in opposition to this request: United Communities Association of South Fort Worth

Motion: Commissioner Conlin made a motion, seconded by Commissioner Runnels, that ZC-21-126 be **Approved**. Motion passed 8-0.

**27. ZC-21-127**

**CD 9**

- a. Site Location: 600 N. Chandler Drive
- b. Acreage: 0.13

- c. Applicant/Agent: Michele Herrera
- d. Request: To: Add "HC" Historic and Cultural Overlay to 600 N. Chandler Drive

Justin Newhart appeared before the Commission in support of ZC-21-127.

Motion: Commissioner Miller made a motion, seconded by Commissioner McDonnell, that ZC-21-127 be **Approved**. Motion passed 8-0.

## 28. ZC-21-128

CD 6

- a. Site Location: 7600 - 7800 blocks Harris Parkway
- b. Acreage: 50.53
- c. Applicant/Agent: Pate Ranch Commercial & TP Ladera LLC
- d. Request: From: "PD 1064" Planned Development for all uses in "MU-2" High Intensity Mixed use, excluding certain uses with development standards, site plan approved; "PD 1218" Planned Development for all uses in "CR" Low Density Multifamily with Development Standards plus cottage community; with waivers to URD submission and certain standards, site plan approved  
To: "PD 1218" Planned Development for all uses in "CR" Low Density Multifamily with Development Standards plus cottage community; with waivers to Multifamily with Development Standards plus cottage community; with waivers to MFD submission and with development regulations for setbacks adjacent to single family zoning, height, minimum parking, open space, and building separation; site plan included

John Delin appeared before the Commission in support of ZC-21-128.

The following people spoke in support of this request: Randi Rivera

The following correspondence was submitted in support of this request: 1 letter

Motion: Commissioner Runnels made a motion, seconded by Commissioner Aughinbaugh, that ZC-21-128 be **Approved**. Motion passed 8-0.

**Meeting adjourned: 4:40 p.m.**

**8/11/21**

---

Stephen Murray, Zoning Administrator  
Development Services Department

---

Will Northern, Chair